

Washington County

Job Description



Title:	Building Inspector		
Division:	Building Inspection	Effective Date:	10/16
Department:	Community Development	Last Revised:	
Career Service:	Eligible	FLSA:	Eligible

GENERAL PURPOSE

Performs a variety of **full performance, para-professional, and technical duties** as needed to assure compliance with county, state and/or federal uniform building, electrical, plumbing, mechanical codes and ordinances. Performs inspections on residential, commercial, and industrial buildings.

SUPERVISION RECEIVED

Works under the general supervision of the Community Development Director and Building Official.

SUPERVISION EXERCISED

None.

ESSENTIAL FUNCTIONS

Serves as a resource to contractors on matters relating to code requirements and construction techniques and practices; researches and examines building plans for compliance with current adopted building codes and standards as to construction, building type, occupancy, fire protection, and location of lot; verifies plans to conform to County ordinances; makes corrections for errors on blueprints; discusses and explains ordinances and codes to concerned home owners and contractors; assumes authority and responsibility for plan corrections as to conformance to County ordinances and codes.

Conducts pre-project processes and may coordinate the preparation of various drafts of project documents and specifications; advises architects, engineers, contractors, and owners on code and design requirements.

Performs as a lead inspector on assigned projects; conducts more complex and comprehensive inspections; visits building sites or existing buildings to perform inspections including zoning, yard location, footing, foundation, frame, wiring, plumbing, and heating to assure compliance to building codes and ordinances.

Participates in the development and implementation of division policies, practices and procedures related to building, plumbing, heating, electrical, zoning, and related codes; performs various administrative duties in connection with condemnations, owner/contractor disputes, licensing violations, etc.

Visits building sites or existing buildings to perform inspections including zoning, yard location, footing, foundation, frame, wiring, plumbing, and heating to assure compliance to building codes and ordinances; conducts condemnation proceedings on unsafe structures.

Interprets regulations and codes to builder and property owners to assist them in altering construction plans to meet established standards.

Investigates alleged code violations; determines whether a violation exists; informs building owner/worker of violations in building construction; serves correction notices, stop work notices as needed; works closely with County Attorney in insuring compliance with the law and observance of safety regulations;; prepares certification of the inspection; serves public nuisance notices; follows through on abatement of particular houses; examines burned buildings upon request to determine structural safety for occupancy or reuse.

Maintains files on buildings under construction, inspection checks, work notices, soil and concrete tests, etc.; researches into particular problems; suggests solutions; follows up on written agreements between the County and building owners, developers, contractors, etc.

Discusses proposed changes in ordinances and codes with supervisors; receives correct interpretation and passes the same onto the public as the occasion arises; provides solicited input regarding code changes; reviews and studies uniform codes to stay abreast of changes.

Plans Examiner: Receives and examines building plans for compliance with current adopted building codes and standards as to construction, building type, occupancy, fire protection, and location of lot; verifies plans to conform to County ordinances.

Performs other related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

- A. Graduation from high school, plus, two (2) years of specialized training in building methods and practices related to commercial, industrial and residential structures provided through technical college , professional workshops or university studies;

AND

- B. Four (4) years of responsible experience performing above or related duties;

OR

- C. An equivalent combination of education and experience.

2. Knowledge, Skills and Abilities:

Considerable knowledge of construction methods and materials common to commercial, industrial, and residential construction projects; basic engineering standards and codes; political, legal and governmental processes affecting various building programs and project management; building, plumbing, electrical, mechanical, and energy conservation codes; modern construction methods, practices, materials, tools, and equipment; basic drafting techniques, blue prints and related specifications; interpersonal communication skills. Working knowledge of principles of supervision and work flow management.

Considerable Skill in the art of diplomacy and cooperative problem solving.

Ability to interpret codes accurately and effectively; analyze permanent structures to determine conformity of established codes; communicate effectively verbally and in writing; read and interpret plans and specifications; visualize completed projects in planning stages; estimate quantity of materials accurately; perform advanced mathematical calculations; develop and maintain effective working relationships with elected officials, other government agencies, co-workers, and the public.

3. Special Qualifications:

Must possess a valid Utah Drivers license.

Must be I.C.C. certified and possess a valid State of Utah Professional Building Inspector's license in at least two (2) or more areas of residential and commercial inspection, including plan review, plumbing, electrical, mechanical, and building. May be required to become a certified Plans Examiner.

4. Work Environment:

Tasks require a variety of physical activities not generally involving muscular strain. Physical activity and demands are frequent related to walking, standing, stooping, climbing, sitting, and reaching. Talking, hearing, and seeing or other effective communication is essential to job performance. Mental application utilizes memory for details, emotional stability, and discriminating thinking common to most job functions. Frequent travel required in course of performing portions of job functions.

Disclaimer: The above statements describe the general nature, level, and type of work performed by the incumbent(s) assigned to this classification. They are not intended to be an exhaustive list of all responsibilities, demands, and skills required of personnel so classified. Job descriptions are not intended to and do not imply or create any employment, compensation, or contract rights to any person or persons. Management reserves the right to add, delete, or modify any and/or all provisions of this description at any time as needed without notice. This job description supersedes earlier versions.

I _____ have reviewed the above job description. Date: _____
(Employee)